

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:
PETER JAMES EPPIE

Case No.: 14-19633
Chapter: 7
Judge: John K. Sherwood

NOTICE OF PROPOSED COMPROMISE or SETTLEMENT OF CONTROVERSY

John W. Sywilok, Chapter 7 Trustee, in this case proposes a compromise, or to settle a claim and/or action as described below. If you object to the settlement or compromise, you must file a written objection with the Clerk of the United States Bankruptcy Court, and serve it on the person named below not later 7 days before the hearing date.

Address of the Clerk: 50 Walnut Street, 3rd Floor, Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable John K. Sherwood on November 24, 2020 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3D, 50 Walnut Street, 3rd Floor, Newark, NJ 07102 (hearing to be scheduled for at least 28 days from the date of the filing of the notice). If no objection is filed the clerk will enter a *Certification of No Objection* and the settlement may be completed as proposed.

Nature of action: Debtor held a 1/2 interest in real property known as 566 Temple Wick Road, Morristown, NJ 07960. The co-owner was the debtor's wife who had not filed. The property has been for sale but no buyers were forthcoming and the property is in foreclosure. There are a minimal number of creditors in this case and there are substantial funds on hand from the liquidation of other

Pertinent terms of settlement: assets to distribute a meaningful dividend to the creditors. This settlement will enable the case to be closed and make distribution

Debtor to pay the sum of \$9,000.00 to the Chapter 7 Trustee in satisfaction of the Trustee's 1/2 interest in real property known as 566 Temple Wick Road, Morristown, NJ 07960

Objections must be served on, and requests for additional information directed to:

Name: John W. Sywilok, Chapter 7 Trustee /s/ John W. Sywilok

Address: 52 Main Street, Hackensack, NJ 07601

Telephone No.: (201) 487-9390

In re:
Peter James Eppie
Debtor(s)

Case No. 14-19633-JKS
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Oct 21, 2020

User: admin
Form ID: pdf905

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Total Noticed: 34

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 23, 2020:

Recip ID	Recipient Name and Address
db	+ Peter James Eppie, 566 Tempe Wick Road, Morristown, NJ 07960-6657
aty	+ Wiliam M.E. Powers, III, Powers Kim, LLC, PO Box 848, Moorestown, NJ 08057-0848
cr	American Express National Bank, Becket & Lee, LLP, PO Box 3001, Malvern, PA 19355-0701
cr	+ Frank P. Diassi, 25B Hanover Road, Florham Park, NJ 07932-1443
cr	+ JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437
cr	+ Marianne Diassi, 25B Hanover Road, Florham Park, NJ 07932-1442
cr	+ Unicorn Real Estate Investment, LLC, 25B Hanover Road, Florham Park, NJ 07932-1442
cr	+ WELLS FARGO BANK, N.A., Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437
cr	+ WELLS FARGO BANK, N.A., Phelan Hallinan & Schmieg, PC, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103-1814
518347036	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
515523025	Amerilux, LLC, c/o Margarita Y. Ginzburg, Day Pitney LLP, One Jefferson Road, Parsippany, NJ 07054-2891
514782324	Chase, P O Box 78035, Phoenix, AZ 85062-8035
514782325	+ Ellen Eppie, 566 Tempe Wick Road, Morristown, NJ 07960-6657
515247361	+ Frank and Marianne Diassi, Unicorn Real Est Investmt LLC, 25B Hanover Road, Florham Park, NJ 07932-1442
515900181	+ Maciag Law LLC, 475 Wall Street, Princeton, NJ 08540-1509
516386738	New York State Dept of Taxation and Finance, PO Box 5300, Albany NY 12205-0300
514782328	+ Patricia Swaintek-Lamb DMD PC, 10 Anderson Road, Floor 1, Bernardsville, NJ 07924-2323
514782329	+ Stufund Advisors, LLC, 110 Allen Road, 3rd Floor, Suite 302, Basking Ridge, NJ 07920-4500
515523023	Unicorn Real Estate Investment, LLC, c/o Margarita Y. Ginzburg, Day Pitney LLP, One Jefferson Road, Parsippany, NJ 07054-2891
515005433	+ Wells Fargo Bank, N.A., Attention: Bankruptcy Department, MAC#D3347-014, 3476 Stateview Boulevard, Fort Mill, SC 29715-7203
514782332	Wells Fargo Home Mortgage, P O Box 11758, Newark, NJ 07101-4758
514782333	Wells Fargo Home Mortgage for, P O Box 11701, Newark, NJ 07101-4701

TOTAL: 22

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Oct 21 2020 22:01:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Oct 21 2020 22:01:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
app	+ Email/Text: atkinsappraisal@aol.com	Oct 21 2020 22:01:00	Alan Atkins, 122 Clinton Rd, Fairfield, NJ 07004-2921
cr	+ Email/PDF: acg.acg.ebn@americaninfosource.com	Oct 21 2020 22:53:11	Ascension Capital Group, BMW Financial Services NA, LLC Departmen, PO Box 201347, Arlington, TX 76006-1347
514782320	Email/Text: ally@ebn.phinsolutions.com	Oct 21 2020 22:00:00	Ally Financial, P O Box 9001951, Louisville, KY 40290-1951
514795593	Email/Text: ally@ebn.phinsolutions.com	Oct 21 2020 22:00:00	Ally Financial serviced by Ally Servicing LLC, PO Box 130424, Roseville, MN 55113-0004
514782322	Email/PDF: ais.bmw.ebn@americaninfosource.com		

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Date Rcvd: Oct 21, 2020

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		Oct 21 2020 22:52:26	BMW Financial Services, P O Box 9001065, Louisville, KY 40290-1065
514915345	+ Email/PDF: acg.acg.ebn@americaninfosource.com	Oct 21 2020 22:52:22	BMW Financial Services NA, LLC, 4515 N Santa Fe Ave., Dept. APS, Oklahoma City, OK 73118-7901
514792523	+ Email/PDF: ais.bmw.ebn@americaninfosource.com	Oct 21 2020 22:52:50	BMW Financial Services NA, LLC, 5550 Britton Parkway, Hilliard, OH 43026-7456
514799407	Email/Text: sbse.cio.bnc.mail@irs.gov	Oct 21 2020 22:00:00	Department of Treasury - Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
515046295	Email/PDF: ais.chase.ebn@americaninfosource.com	Oct 21 2020 22:53:09	JPMorgan Chase Bank, N.A., Chase Records Center, Attn: Correspondence Mail, 700 Kansas Lane, Monroe, LA 71203
515152150	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Oct 21 2020 22:01:00	United States Trustee, One Newark Center, Suite 2100, Newark, NJ 07102-5235

TOTAL: 12

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		HSBC Bank USA, National Association as Trustee for
514782321	*	Ally Financial, P O Box 9001951, Louisville, KY 40290-1951
514782323	*P++	BMW FINANCIAL SERVICES, CUSTOMER SERVICE CENTER, PO BOX 3608, DUBLIN OH 43016-0306, address filed with court:, BMW Financial Services, P O Box 9001065, Louisville, KY 40290-1065
514782326	*+	Ellen Eppie, 566 Tempe Wick Road, Morristown, NJ 07960-6657
514782327	*+	Ellen Eppie, 566 Tempe Wick Road, Morristown, NJ 07960-6657
514782330	*	US Internal Revenue Service, P O Box 8208, Philadelphia, PA 19101-8208
514782331	*	US Internal Revenue Service, P O Box 8208, Philadelphia, PA 19101-8208

TOTAL: 1 Undeliverable, 6 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 23, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 21, 2020 at the address(es) listed below:

Name	Email Address
Andrew L. Spivack	on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION andrew.spivack@brockandscott.com
Craig Scott Keiser	on behalf of Creditor WELLS FARGO BANK N.A. craig.keiser@law.njoag.gov
Denise E. Carlon	on behalf of Creditor HSBC Bank USA National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage

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Pass-Through Certificates, Series 2007-11 bankruptcynotice@zuckergoldberg.com, bkgroup@kmlawgroup.com

Jerome B. Blank

on behalf of Creditor WELLS FARGO BANK N.A. nj.bkecf@fedphe.com

John Sywilok

sywilokattorney@sywilok.com nj26@ecfbis.com

John Sywilok

on behalf of Trustee John Sywilok sywilokattorney@sywilok.com nj26@ecfbis.com

John W. Sywilok

on behalf of Trustee John Sywilok sywilokattorney@sywilok.com

Margarita Y. Ginzburg

on behalf of Creditor Frank P. Diassi djcarragher@ecf.inforuptcy.com

Margarita Y. Ginzburg

on behalf of Creditor Unicorn Real Estate Investment LLC djcarragher@ecf.inforuptcy.com

Margarita Y. Ginzburg

on behalf of Creditor Marianne Diassi djcarragher@ecf.inforuptcy.com

Margarita Y. Ginzburg

on behalf of Creditor Amerlux LLC djcarragher@ecf.inforuptcy.com

Nicholas V. Rogers

on behalf of Creditor WELLS FARGO BANK N.A. nj.bkecf@fedphe.com

Phillip Andrew Raymond

on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION phillip.raymond@mccalla.com,
mccallaecf@ecf.courtdrive.com

Thaddeus R. Maciag

on behalf of Debtor Peter James Eppie MaciagLaw1@aol.com

United States Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 15